040.0	0006	0012.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	888,100 / 888,100
					USE VALUE:	888,100 / 888,100
					ASSESSED:	888,100 / 888,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215	-217	BROADWAY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARNOLD JOHN C/ELIZABETTH
Owner 2:	BRADLEY BRIAN A/KATHLEEN N
Owner 3:	
Street 1:	215 BROADWAY
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	ARNOLD JOHN C -
Owner 2:	-
Street 1:	215 BROADWAY
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 4,117 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1922, having primarily Vinyl Exterior and 2191 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4117.000	490,900	5,900	391,300	888,100
Total Card	0.095	490,900	5,900	391,300	888,100
Total Parcel	0.095	490,900	5,900	391,300	888,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 405.30 | /Parcel: 405.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 27385

GIS Ref

GIS Ref

Insp Date 11/07/18

!3359!

Parcel ID 040.0-0006-0012.0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	491,100	5900	4,117.	391,300	888,300	888,300	Year End Roll	12/18/2019
2019	104	FV	368,500	5100	4,117.	415,800	789,400	789,400	Year End Roll	1/3/2019
2018	104	FV	368,500	5100	4,117.	303,300	676,900	676,900	Year End Roll	12/20/2017
2017	104	FV	345,700	5100	4,117.	264,100	614,900	614,900	Year End Roll	1/3/2017
2016	104	FV	345,700	5100	4,117.	225,000	575,800	575,800	Year End	1/4/2016
2015	104	FV	308,100	5100	4,117.	220,100	533,300	533,300	Year End Roll	12/11/2014
2014	104	FV	308,100	5100	4,117.	181,000	494,200	494,200	Year End Roll	12/16/2013
2013	104	FV	320,600	5100	4,117.	172,200	497,900	497,900		12/13/2012

PRINT

Date	Time
12/10/20	18:38:04

LAST REV

Date	Time
04/26/19	08:28:44

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 3359

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ARNOLD JOHN C	50903-281		3/19/2008	Family		No	No		
BRADLEY KATHLEE	50903-279		3/19/2008	Family		No	No		
BRADLEY KATHLEE	47366-598		4/28/2006	Convenience	100	No	No		
ASSARIAN ROBERT	47366-513		4/28/2006		577,000	No	No		
ANDERSON EVERET	30515-511		8/6/1999	Family	85,000	No	No		
ANDERSON ROBERT	25212-449		3/7/1995			No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	HS	Hanne S
2/4/2009	Meas/Inspect	189	PATRIOT
7/29/2006	MLS	HC	Helen Chinal
11/14/2000	Hearing N/C	189	PATRIOT
4/4/2000	Inspected	276	PATRIOT
3/6/2000	Measured	263	PATRIOT
8/21/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	27385
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4117		Sq. Ft.	Site		0	80.	1.19	1			Med. Tr	-10					391,327						391,300	

Total AC/HA: 0.09451 | Total SF/SM: 4117 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 391,327 | Spl Credit | Total: 391,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1922	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.14715910
Const Adj.:	0.98000199
Adj $ / SQ:	191.117
Other Features:	103500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	603078
Depreciation:	112172
Depreciated Total:	490905

COMMENTS

OF = SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

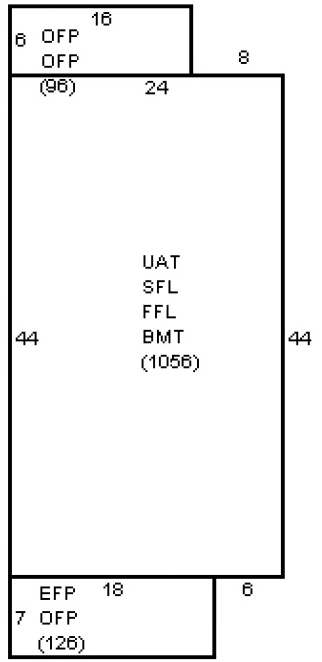
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	191.12
Special Features:	0	Val/Su Net:	126.65
Final Total:	490900	Val/Su SzAd	232.43

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,056	57.340	60,546
FFL	First Floor	1,056	191.120	201,820
SFL	Second Floor	1,056	191.120	201,820
OFP	Open Porch	318	21.250	6,759
UAT	Upper Attic	264	85.620	22,604
EFP	Enclos Porch	126	47.860	6,030

Net Sketched Area:	3,876			Total:	499,579
Size Ad	2112	Gross Are	4668	FinArea	2191

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	30	F	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0006-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1922	21.25	T	40	104			5,100			5,100
19	Patio	D	Y	1	8X40	A	AV	1980	3.42	T	31.2	104			800			800

More:	N	Total Yard Items:	5,900	Total Special Featues:	Total: 5,900